

# COMMITTEE AMENDMENT FORM

DATE: 09/13/ 06

COMMITTEE      ZONING

PAGE NUM. (S)

ORDINANCE I. D. #06-O-1076

SECTION (S)

RESOLUTION I. D. #06-R-

PARA.

AMENDS THE LEGISLATION BY ADDING TWO (2) CONDITIONS

AMENDMENT DONE BY COUNCIL STAFF 9/13/06

06-0-1076

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

U-06-12

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

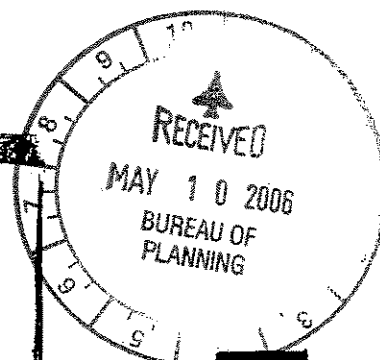
SECTION 1. Under the provisions of (Section 16-06.005 (1) (c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Church and other worship facilities is hereby approved. Said use is granted to **Pleasant Hill Baptist Church** and is to be located at **745 Bolton Road, N.W. (also addressed as 741 Bolton Road, N.W.)**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 241, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

V-06-12

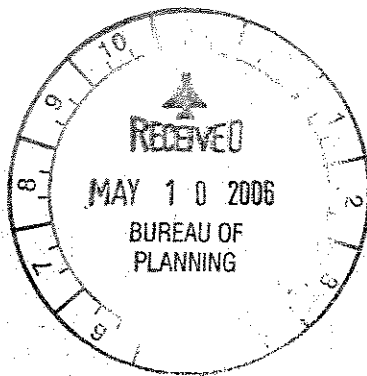


LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 241 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the southeasterly side of Bolton Road three hundred (300) feet northeasterly, as measured along the southeasterly side of Bolton Road, from the point of intersection of the southeasterly side of Bolton Road and the west line of Land Lot 241; thence running northeasterly along the southeasterly side of Bolton Road, three hundred twenty-one (321) feet to an iron pin, thence southeasterly six hundred seventy (670) feet; thence west three hundred twenty-five (325) feet to an iron pin which is four hundred nineteen (419) feet east of the west line of Land Lot 241; thence northwesterly five hundred three and five tenths (503.5) feet to the southeasterly side of Bolton Road and the point of beginning being improved property, having a brick church building located thereon, known as 747-751 Bolton Road, N.W., according to the present system of numbering houses in the city of Atlanta.

*ERT. 8/10/04 RT JN*



V-06-12

STATE OF GEORGIA, County of FULTON

BOOK 3369 PAGE 21  
159423

This INDENTURE, Made this 29th day of August in the  
Year of Our Lord One Thousand Nine Hundred and Fifty Eight between  
DEAN G. MADDOX

of the State of Georgia and County of Fulton of the first part, and  
MRS. VERA J. LYNN

of the State of Georgia and County of Fulton of the second part,

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of  
TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS \* \* \* \* \* Dollars,  
in hand paid, at and before the sealing and delivery of these presents, the receipt of which  
is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents  
does grant, bargain, sell and convey unto the said part y of the second part, her  
heirs and assigns, all that tract or parcel of land lying and being in in Land Lot 241 of  
the 14th District of Fulton County, Georgia, and being more parti-  
cularly described as follows:

BEGINNING at an iron pin on the Southeastern side of Bolton Road  
six hundred twenty five (625) feet Northeasterly from a point  
where the Southeast side of Bolton Road intersects the west boundary  
line of Land Lot No. 241; thence Southeasterly Five Hundred Eleven  
(511) feet to an iron pin; thence Easterly one hundred thirty four  
(134) feet to an iron pin; thence Northerly eighteen (18) degrees  
West five hundred forty (540) feet to an iron pin; (on the South-  
east side of Bolton Road) thence Southwesterly along the Southeast  
side of Bolton Road one hundred sixty (160) feet, to the point of  
beginning, being a vacant lot in the City of Atlanta, Fulton County,  
Georgia, as per plat of McNamee Engineering Co., dated October 21,  
1950, on file at office of Atlanta Title Company.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,  
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining,  
to the only proper use, benefit and behoof of the said part y of the second part, her  
heirs and assigns, forever, in Fee Simple.

AND THE SAID part y of the first part, for himself, his heirs,  
executors and administrators, will warrant and forever defend the right and title to the above  
described property, unto the said part y of the second part, her heirs and assigns,  
against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part, her  
hand and seal



## CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-031  
404-330-6145 – FAX: 404-658-7491  
[www.atlantaga.gov](http://www.atlantaga.gov)


SHIRLEY FRANKLIN  
MAYOR

STEVE COVER  
Commissioner

ALICE WAKEFIELD  
Director, Bureau of Planning

### MEMORANDUM

**TO:** Councilmember Carla Smith, Chair  
City Council Zoning Committee

**FROM:** Charletta Wilson Jacks, Zoning Administrator/Secretary to the Zoning Review Board 

**SUBJECT:** U-06-12-745 Bolton Road, N.W. (also addressed as 741 Bolton Road)

**DATE:** September 14, 2006

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The Zoning Review Board has requested that the above referenced special use permit be moved to the Zoning Committee at its September 13<sup>th</sup> meeting. The recommendation made by the Zoning Review Board was approval conditional. The conditions are attached for reference and inclusion to the legislation.

Staff's recommendation on this request was approval conditional. NPU H has sent forth a recommendation of approval as well.

The applicant seeks a Special Use Permit for an existing Church (Section 16-06.005(1)(c) to enable the construction of a new Multi-Purpose Center.

C Alfred Berry, Jr., Council Research Staff  
Zoning Committee Members  
Alice Wakefield, Director, Bureau of Planning.

**CONDITIONS FOR U-06-12-745 BOLTON ROAD, N.W.  
(ALSO ADDRESSED AS 741 BOLTON ROAD)**

1. Site plan entitled "Pleasant Hill Missionary Baptist Church", dated March 10, 2006 and marked received by the Bureau of Planning on May 12, 2006.
2. All refuse areas shall be adequately screened.

06-0-1076

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

U-06-12

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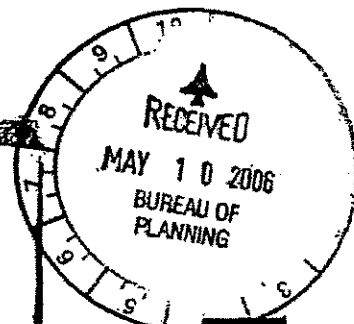
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SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

D-8

V-06-12



LEGAL DESCRIPTION

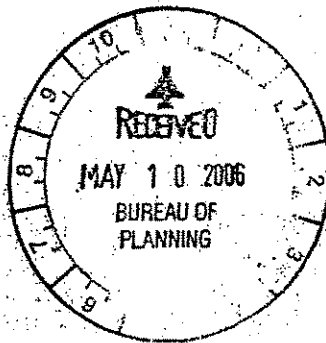
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*ERT. 8/14 AT JZ*

800 9297 PAGE 182





V-06-12

BOOK 3369 PAGE 21  
15 9423

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heirs and assigns, forever, in Fee Simple.

AND THE SAID part Y of the first part, for himself his heirs,  
executors and administrators, will warrant and forever defend the right and title to the above  
described property, unto the said part Y of the second part, her heirs and assigns,  
against the claims of all persons whomsoever.

IN WITNESS WHEREOF



**CONDITIONS FOR U-06-12-745 BOLTON ROAD, N.W.  
(ALSO ADDRESSED AS 741 BOLTON ROAD)**

1. Site plan entitled "Pleasant Hill Missionary Baptist Church", dated March 10, 2006 and marked received by the Bureau of Planning on May 12, 2006.
2. All refuse areas shall be adequately screened.

DATE 8/3/06 CITY STAFF ATTENDING MC CLARK (DPRCA), MARLYN JOHNSON  
(WATERSHED MANAGEMENT), LT. GLASS (APD ZN1) AND LT. BRYANT (APD ZNA)  
 PLACE OF MEETING HARRIETT G. DARNELL SENIOR MULTI-PURPOSE FACILITY  
 NPU CHAIR MRS. R. R. HARRIS NUMBER PRESENT 81

LAND USE APPLICATIONS (Rezoning, Special Use Permits, Variances, Subdivisions, CDP Amendments, Package Stores)		NPU VOTE ON APPLICATION			Conditions
Application Number	Address	Approval	Denial	Deferral	Yes/No
CD PG 07-18 *CONDITION --	3404 DEL MAR LANE S.W. ATL. GA. 30331 A COMMUNITY ADVISORY OVERSIGHT COMMITTEE IS TO HAVE CONSTANT INVOLVEMENT WITH THIS FACILITY.	41	1		YES
	COLLIER HEIGHTS PARKS IMPROVEMENTS				
Z-06-74	PRELIMINARY PRESENTATION OF THE PROPOSED COMPLETION PLANS OF ADAMSVILLE PLACE. ANOTHER NEIGHBORHOOD MEETING WITH A MORE INTENSE REVIEW WILL OCCUR 8/17/06				
U-06-12	745 BOLTON RD. N.W. PLEASANT HILL MISSIONARY BAPTIST CHURCH	51	1		

I hereby certify that the above information represents an accurate and complete summary of Land Use actions by NPU-K at the subject meeting.

**NPU-H Chair**

Eugene Smith/NPU-H Planner

RCS# 286  
6/05/06  
4:10 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

06-O-1069 1070 1071 1072 1073 1074 1075  
06-O-1076 1190 1191 1203 TO ZRB & ZONING  
REFER

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 1  
ABSENT 0

Y Smith	Y Archibong	Y Moore	NV Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	NV Maddox	Y Willis
NV Winslow	Y Muller	Y Sheperd	E Borders

MULTIPLE